

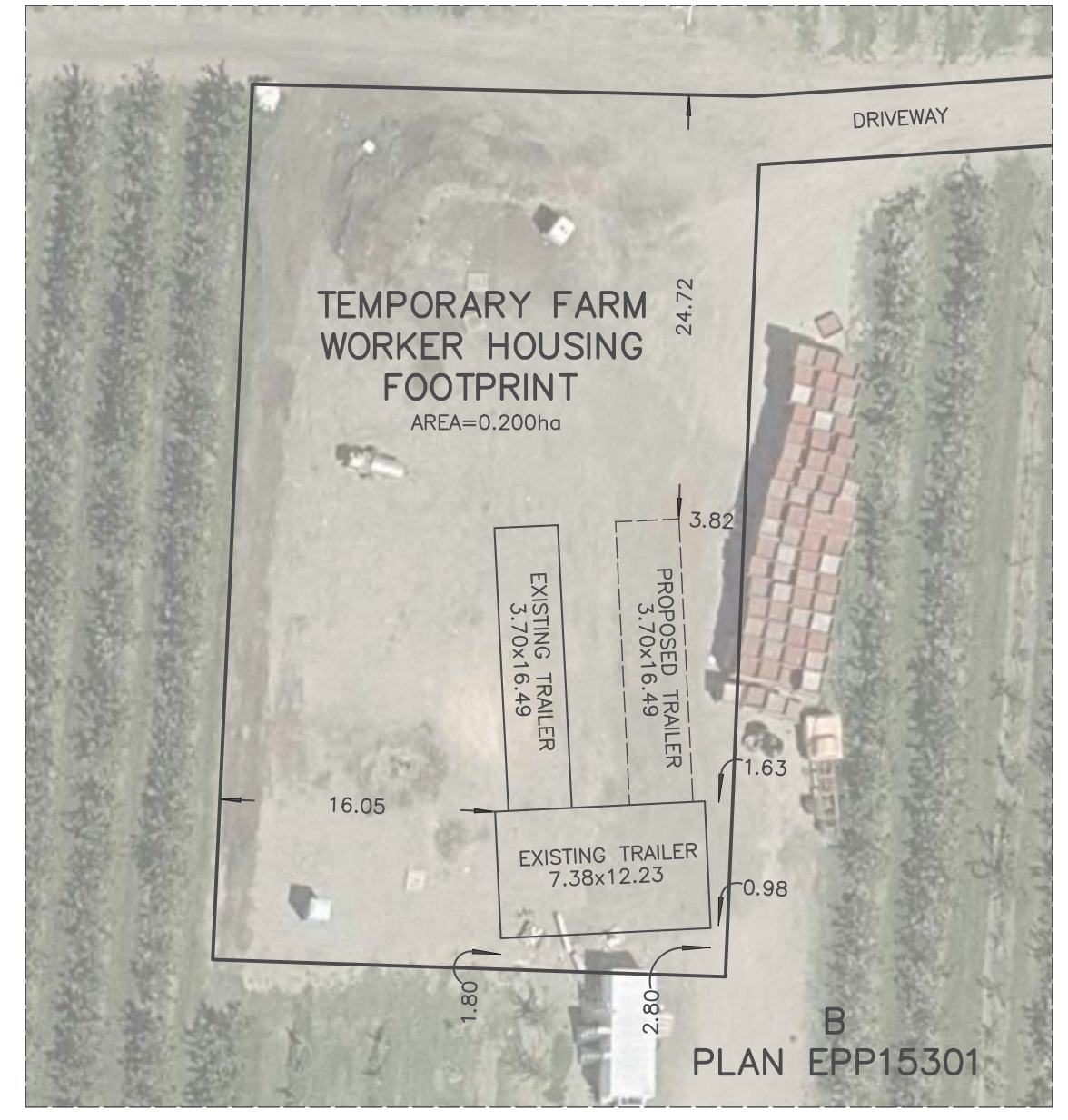
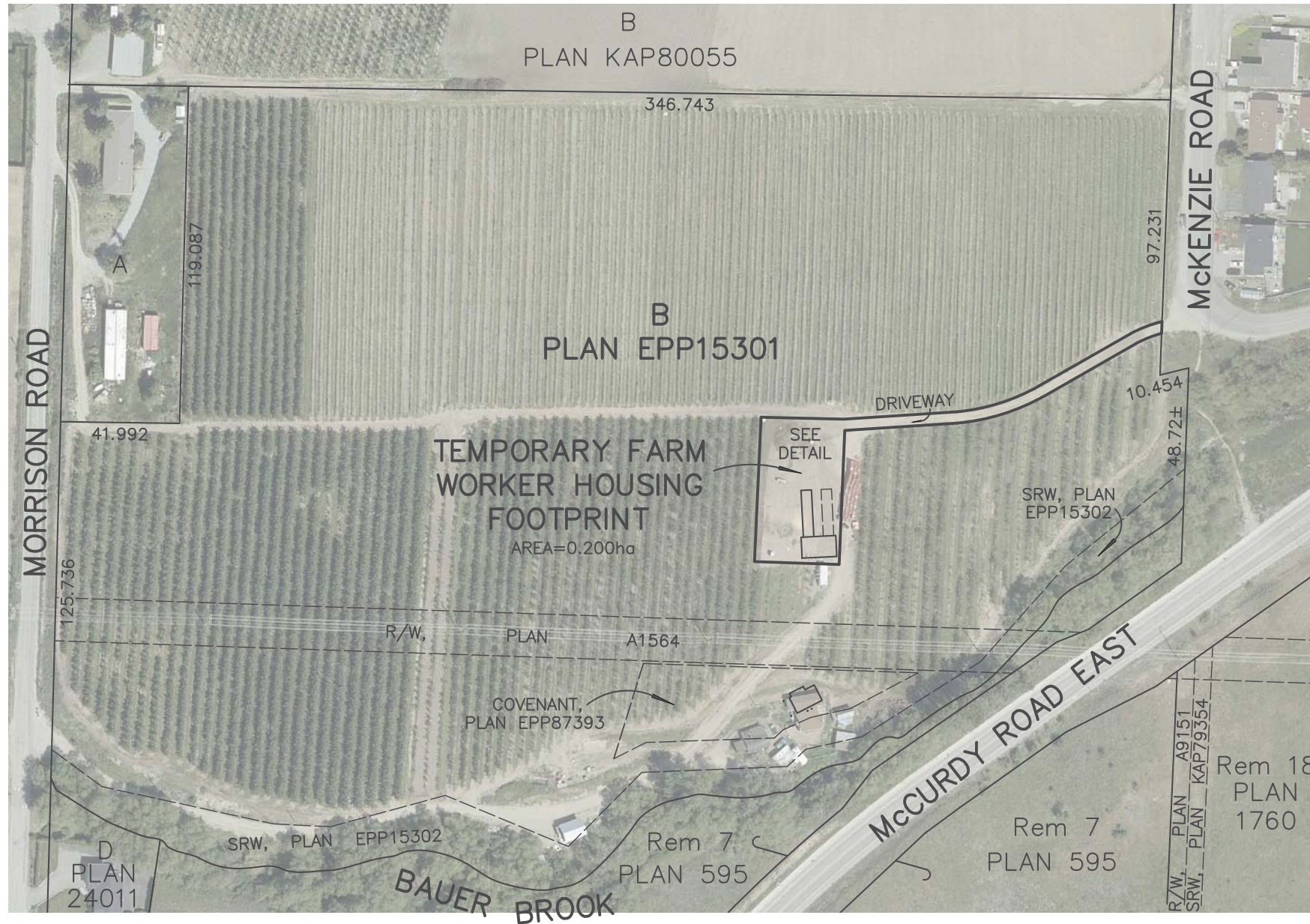
SITE PLAN SHOWING TEMPORARY FARM WORKER HOUSING  
FOOTPRINT AND EXISTING AND PROPOSED TRAILERS ON LOT B  
SECTION 36 TOWNSHIP 26 ODYD PLAN EPP15301

PID: 028-792-360

1425 MORRISON ROAD,  
KELOWNA

DETAIL

SCALE 1:400 METRES



THIS PLAN IS FOR THE USE OF THE BUILDING INSPECTOR ONLY AND IS NOT TO BE USED FOR THE RE-ESTABLISHMENT OF PROPERTY BOUNDARIES.

CLIENT: AVTAR & SURINDER BOPARAI	DATE: AUGUST 9, 2019
SCALE: 1:2000 METRES	FILE: 21696
	DRAWN BY: AI

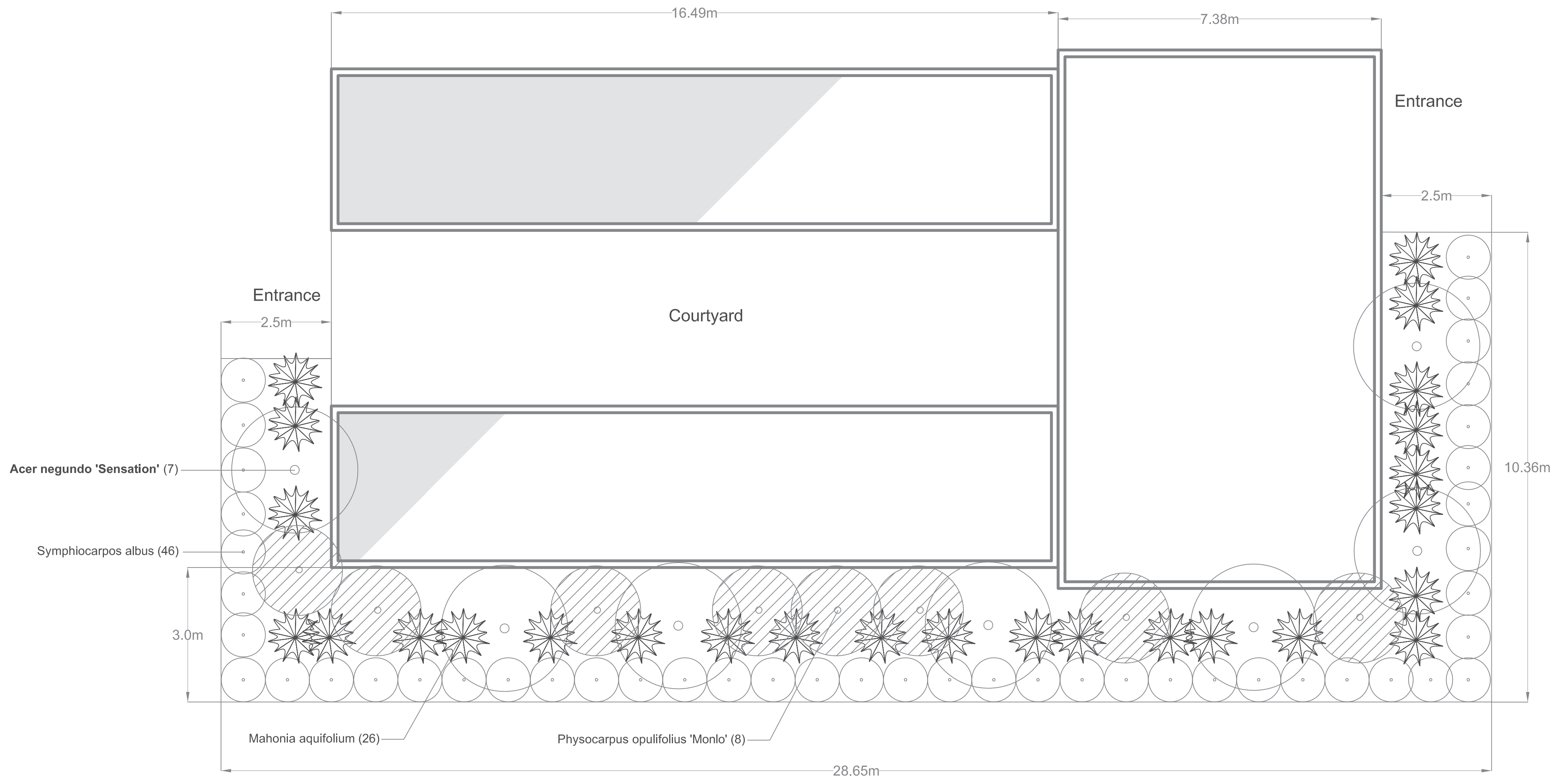
**Ferguson Land Surveying & Geomatics Ltd.**  
BC AND CANADA LAND SURVEYORS 404-1630 PANDOSY STREET, KELOWNA, BC  
PHONE: (250) 763-3115 FAX: (250) 763-0321  
Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.

**ATTACHMENT A**

This forms part of application  
# A19-0012 and FH19-0003

Planner Initials **BC**





**Plant List**

Amt	Botanical	Common	Size
7	Acer negundo 'Sensation'	Sensation Box Elder	2.0m Ht
46	Symphoricarpos albus	White Snowberry	#2
26	Mahonia aquifolium	Oregon Grape	#2
8	Physocarpus opulifolius	Diabolo Nine Bark	#5

**Notes:**

1. Planting beds to be dressed with black bark mulch.
4. Site to be watered with a fully automatic drip irrigation system.
5. Site Grading to ensure that all structures have positive drainage.

**ATTACHMENT A**

This forms part of application  
 # A19-0012 and FH19-0003

Planner Initials **BC**

City of Kelowna  
DEVELOPMENT PLANNING



**ATTACHMENT** B

This forms part of application  
# A19-0012 and FH19-0003

Planner Initials **BC**

City of **Kelowna**  
DEVELOPMENT PLANNING

October 3 2019

File: A19-0012

City of Kelowna  
1435 Water Street  
Kelowna BC V1Y 1J4  
E-mail: [planninginfo@kelowna.ca](mailto:planninginfo@kelowna.ca)

Re: A19-0012 ALC Non-Adhering Residential Application at 1425 Morrison Road

To the City of Kelowna,

Thank you for providing the B.C. Ministry of Agriculture the opportunity to comment on the ALC Non-Adhering Residential application to allow temporary farm worker accommodation for the property located at 1425 Morrison Road. I have reviewed the documents you have provided and can provide the following comments:

- Ministry staff support the development of farm worker accommodation appropriate to the farm operation's agricultural activity and consistent with the ALC's Act and Regulations.
- Kelowna's Temporary Farm Worker Housing Criteria refer to physical accommodation requirements including temporary foundations and no permitted basements. This application could benefit with additional descriptions of these criteria.
- From the written description of the application, the proposed accommodation will be located near the property line; however it appears from the proposed site plan that the housing will be placed closer to the centre of the parcel, attached to a pre-existing trailer in a cleared work area. Clarifying from an agricultural productivity perspective why the proposed housing will be placed there may be helpful during the application process.

If you have any questions, please contact me directly at [christina.forbes@gov.bc.ca](mailto:christina.forbes@gov.bc.ca) or 250-861-7201.

Sincerely,

Christina Forbes, P.Ag  
Regional Agrologist  
B.C. Ministry of Agriculture – Kelowna  
Office: (250) 861-7201  
E-mail: [christina.forbes@gov.bc.ca](mailto:christina.forbes@gov.bc.ca)  
Email copy: ALC Planner, [ALC.Okanagan@gov.bc.ca](mailto:ALC.Okanagan@gov.bc.ca)



# Provincial Agricultural Land Commission - Applicant Submission

**Application ID:** 59746

**Application Status:** Under LG Review

**Applicant:** surinder boparai

**Local Government:** City of Kelowna

**Local Government Date of Receipt:** 09/11/2019

**ALC Date of Receipt:** This application has not been submitted to ALC yet.

**Proposal Type:** Non-Adhering Residential Use - Non-Adhering Accommodation

**Proposal:** short term farm workers

14 farm workers needed at 1425 morrison parcel to work on , as well as the other 3 parcels

temp. farm workers required approx. march to october

worker duties to be, pruning planting, picking and cleaning

lay out new irrigation as needed

government documents for temporary farm worker will be provided for previous year 2018

current will be approved following final inspection by mexican consulate once the housing is done 100

per cent



## Parcel Information

### Parcel(s) Under Application

- Ownership Type:** Fee Simple  
**Parcel Identifier:** 028-792-360  
**Legal Description:** lot b plan epp15301  
**Parcel Area:** 9.1 ha  
**Civic Address:** 1425 morrison road  
**Date of Purchase:** 06/01/2012  
**Farm Classification:** Yes  
**Owners**

- Name:** surinder boparai  
**Address:**  
1865 tree top road  
kelowna, BC  
v1p 1c5  
Canada  
**Phone:** (250) 862-1026  
**Email:** surinderboparai@icloud.com



## Current Use of Parcels Under Application

### 1. Quantify and describe in detail all agriculture that currently takes place on the parcel(s).

*orchard - apples and cherries, approx. 50 % cherries & 50 % apples*

*on 22 acre lot plus 3 more lots total 90 acres*

*workman do:*

*pruning - winter, thinning - summer*

*planting - spring, irrigation - april to november*

*spraying march to october*

*other work as required*

### 2. Quantify and describe in detail all agricultural improvements made to the parcel(s).

*Since 2012 22 acres removal of old trees, old main waterline & install new sprinkler system and new main*

*waterline. for the complete 22 acres.*

*rototilled existing soil and brought in new top soil per each tree as required.*

*purchased new apple and cherry trees. and grow nursery for property for new planting*

### 3. Quantify and describe all non-agricultural uses that currently take place on the parcel(s).

*current property at 1425 has i trailer to be used as commercial kitchen and bathroom (approx 1,000 sq. ft.)*

*at 2105 morrison property currently has for 12 workers and 1995 swenson road currently houses 3 farm house*

## Adjacent Land Uses

### North

**Land Use Type:** Agricultural/Farm

**Specify Activity:** orchard

### East

**Land Use Type:** Agricultural/Farm

**Specify Activity:** orchard

### South

**Land Use Type:** Agricultural/Farm

**Specify Activity:** orchard

### West

**Land Use Type:** Agricultural/Farm

**Specify Activity:** orchard

## Proposal

### 1. What is the purpose of the proposal?

*short term farm workers*

*14 farm workers needed at 1425 morrison parcel to work on , as well as the other 3 parcels*

*temp. farm workers required approx. march to october*

**Applicant:** surinder boparai



*worker duties to be, pruning planting, picking and cleaning  
lay out new irrigation as needed  
government documents for temporary farm worker will be provided for previous year 2018  
current will be approved following final inspection by mexican consulate once the housing is done 100  
per cent*

**2. Describe any agri-tourism that is currently taking place on the property.**

*none*

**3. What is the total floor area of the proposed accommodation in square metres?**

*146 m<sup>2</sup>*

**4. How many "sleeping units" in total are proposed?**

*2*

**5. Describe the rationale for the proposed location of the accommodation.**

*the proposed location of the accommodations is on the orchard land close to all locations, due to the fact  
of  
transportation issues. they do not drive.*

**6. Describe the size, type and number, as well as occupancy of all residential structures currently located on the property.**

*one kitchen, bathroom building  
two sleeping unit*

**7. Describe any agri-tourism accommodation or tourist accommodation currently located on the property.**

*none*

**8. Does the proposal support agriculture in the short or long term? Please explain.**

*short term  
march to october*

**9. What is the total area of infrastructure necessary to support the proposed accommodation?**

*accommodation located near property line. no parking lot,*

**10. Do you need to import any fill be required to construct the accommodation?**

*No*

**Applicant Attachments**

- Proposal Sketch - 59746
- Certificate of Title - 028-792-360

**ALC Attachments**

None.

**Decisions**

None.

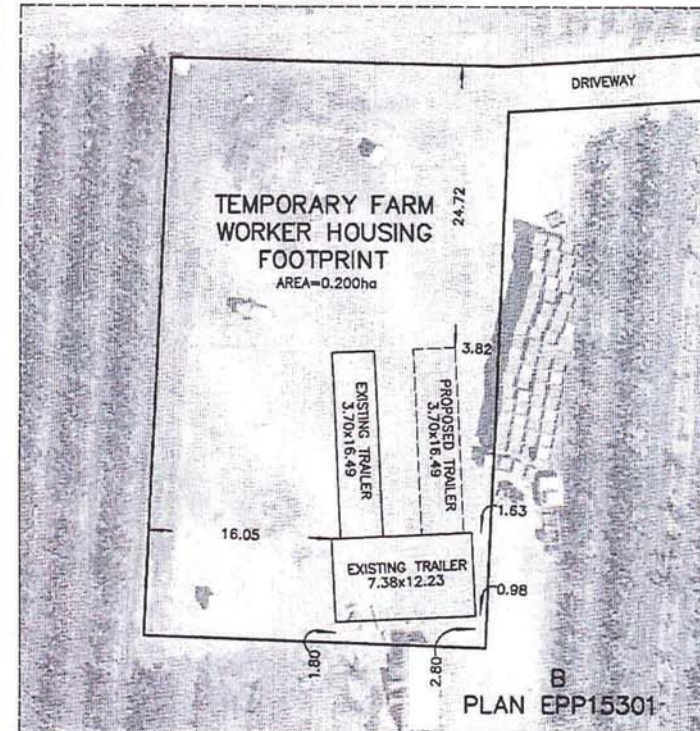
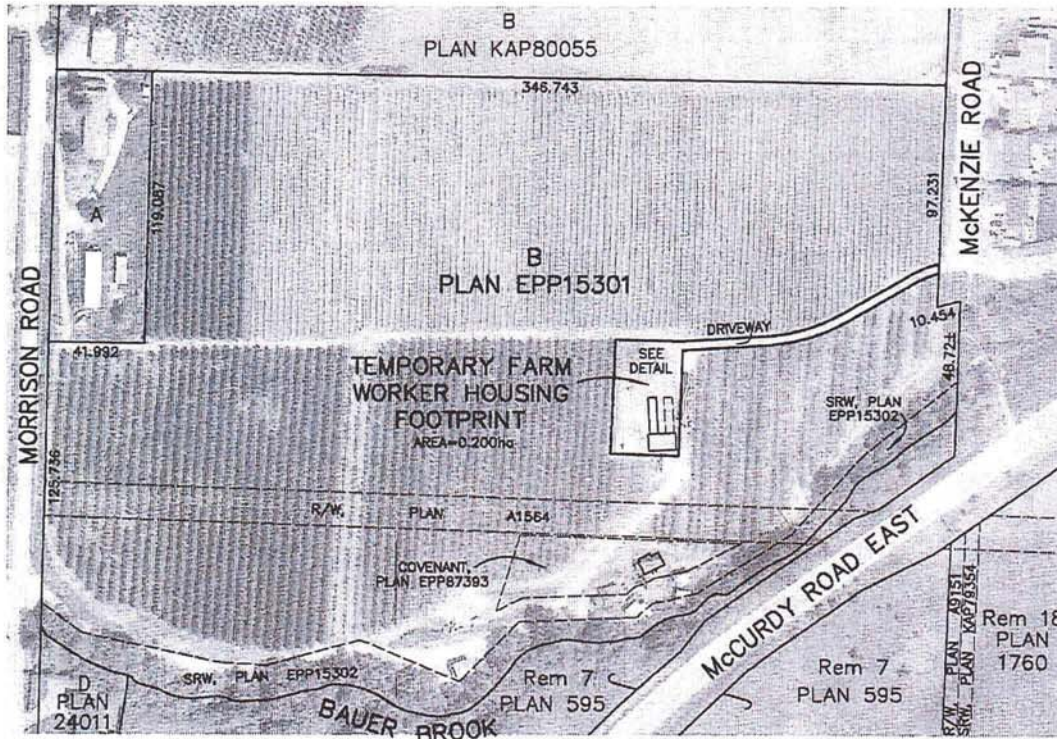


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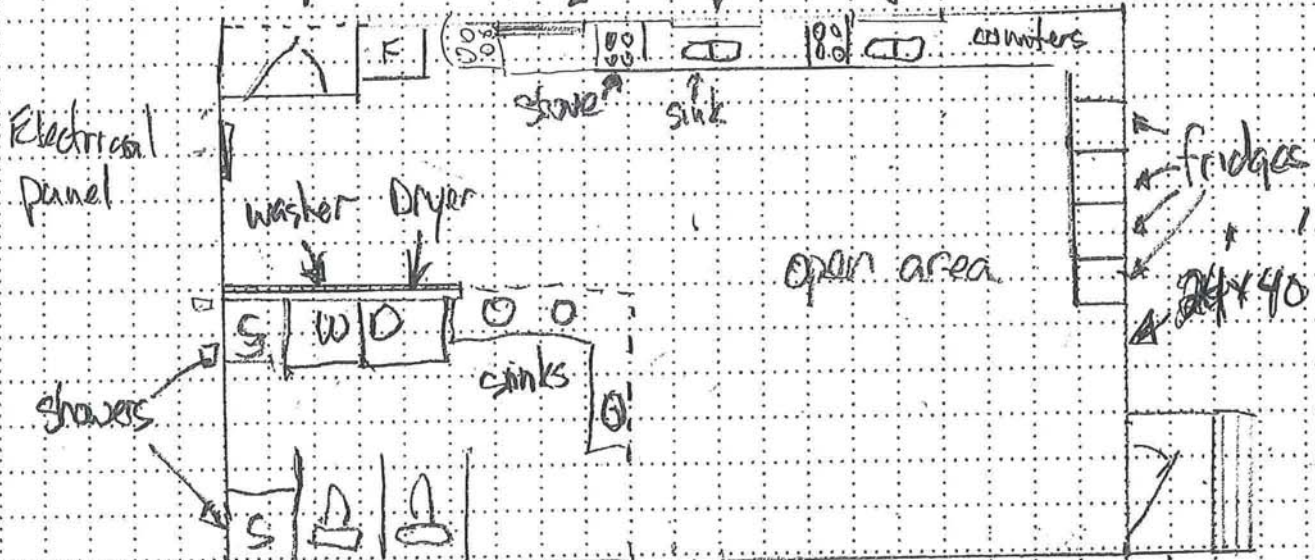


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CLIENT: AVTAR & SURINDER BOPARAI	DATE: AUGUST 9, 2019
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DRAWN BY: AJ	
Ferguson Land Surveying & Geomatics Ltd.	
BC AND CANADA LAND SURVEYORS	404-1630 PANDOSY STREET, KELOWNA, BC
PHONE: (250) 763-3115	FAX: (250) 763-0321
Ferguson Land Surveying & Geomatics Ltd., ALL RIGHTS RESERVED.	



From the workbench of: Dean Keller window  
Date: JAN 23/19



12x54

12x54

7 man

7 man

**ATTACHMENT C**  
 This forms part of application  
 # A19-0012 and FH19-0003  
 City of Kelowna  
 DEVELOPMENT PLANNING  
 Planner Initials: BC





December 3, 2018

CRA Business Number: 803268796



Surinder Boparai,

This is to inform you that Employment and Social Development Canada (ESDC) /Service Canada (SC) has completed the processing of your Labour Market Impact Assessment (LMIA) application received on November 14, 2018 for 15 Fruit farm worker(s) at 1995 Swainson Road, Kelowna , BC.

It has been determined that hiring foreign nationals in the specified occupation and at the specified work location is likely to have a positive or neutral impact on the Canadian labour market. **This positive LMIA expires on December 15, 2019**; prior to this date, the foreign national(s) must submit their work permit or permanent residency application(s) to Immigration, Refugees and Citizenship Canada (IRCC).

This positive LMIA is based on the information and supporting documentation you provided in your application. It is subject to your compliance with legal requirements related to the employment of the foreign worker. Employers are responsible for:

- ensuring they comply with all of the conditions and requirements of the Immigration and Refugee Protection Act (IRPA), the Immigration and Refugee Protection Regulations (IRPR), and the Temporary Foreign Worker (TFW) Program, as outlined in documents such as the LMIA application, the LMIA decision letter and annexes;
- keeping all records associated to their LMIA application and any other documents that demonstrate their compliance with the program conditions that are set out in the LMIA decision letter and annexes for a period of six years; and
- informing ESDC/SC of any changes or errors relating to an approved LMIA or the temporary foreign worker.

To view the Program Requirements you agreed to comply with as part of your application submission, please visit: <https://www.canada.ca/en/employment-social-development/services/foreign-workers.html>.

This LMIA may be **revoked or suspended** if:

- (a) new information becomes known after the time the LMIA is issued that, if known before, would have led to a different result or indicate that the employment of the foreign worker under the work permit is having, or will have, a significant negative effect on the labour market in Canada;
- (b) you, your third-party, or the group of employers of which you are part of provided false, misleading or inaccurate information in the context of the request for the LMIA;
- (c) your name has been added to the list referred to in subsection 209.91(3) of the IRPR (<http://laws-lois.justice.gc.ca/eng/regulations/sor-2002-227/>);
- (d) there are reasonable grounds to suspect that you are not complying with the conditions set out in IRPR.

If you decide to cancel your offer of employment or that you no longer need to hire a foreign national before their entry to Canada, you must immediately contact the affected foreign national(s) and notify Service



Canada by contacting the Employer Contact Center at 1-800-367-5693, or by dialing 1-866-840-0222 if the employment location is within the province of Quebec. Failure to do so could impact the outcome of future LMIA applications.

**WORK PERMIT OR PERMANENT RESIDENCY APPLICATION**

Employers must provide copies of this LMIA Letter and the annexed Employment Details page to the foreign nationals in order for them to apply for a work permit or permanent residency. To obtain more information, please visit Immigration, Refugees and Citizenship Canada (IRCC) at: [www.cic.gc.ca](http://www.cic.gc.ca).

**FOREIGN WORKER RIGHTS**

To obtain information on the rights of people temporarily working in Canada, see 'Understand Your Rights - Foreign Workers' at <http://www.cic.gc.ca/english/work/tfw-rights.asp>.

**REPORTING ABUSE OR MISUSE**

To report abuse or misuse of the Temporary Foreign Worker Program, see the 'Online Fraud Reporting Tool' at [www.servicecanada.gc.ca](http://www.servicecanada.gc.ca) or call the Service Canada Confidential Tip Line at 1-866-602-9448. Callers can choose to remain anonymous.

**NOTE:** inspections with or without prior notice can be conducted anytime within a six-year period beginning on the first day of employment of the foreign worker.

If you have any questions or concerns regarding this letter, please refer to the contact information provided below.

Sincerely,

Katie Tuttle  
Program Officer  
(800) 367-5693

<b>ATTACHMENT</b>		C
This forms part of application		
# A19-0012 and FH19-0003		
Planner Initials	BC	 City of <b>Kelowna</b> <small>DEVELOPMENT PLANNING</small>

c.c.

Bunvir Nijjer  
BC Fruit Growers Association  
880 VAUGHAN AVE  
KELOWNA, BC, V1X 7E4



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# CITY OF KELOWNA

## MEMORANDUM

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**Date:** July 25, 2019  
**File No.:** A19-0012  
**To:** Suburban and Rural Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1425 Morrison Rd



---

The Development Engineering comments and requirements regarding this application to allow temporary farm worker accommodation for up to 14 temporary farm workers are as follows:

1. **General.**

- a) All offsite infrastructure and services upgrades are addressed in the Development Engineering Memo FH19-0003.

  
\_\_\_\_\_

James Kay, P. Eng.

Development Engineering Manager

JKH

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**CITY OF KELOWNA****MEMORANDUM**

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**Date:** July 25, 2019  
**File No.:** FH19-0003  
**To:** Suburban and Rural Planning (BC)  
**From:** Development Engineering Manager (JK)  
**Subject:** 1425 Morrison Rd



---

The Development Engineering comments and requirements regarding this application to allow temporary farm worker accommodation for up to 14 temporary farm workers are as follows:

**1. Sanitary sewer service**

- a) This subject parcel is within the City of Kelowna Sewer Connection Area No. 20 (North Rutland). Sanitary sewage is presently handled by an on-site sewage disposal system. The applicant's consulting engineer will determine the requirements of the on-site disposal system that will support the proposed use. The disposal system shall be reviewed by the Interior Health Authority and Building & Permitting. Should the Interior Health Authority and/or Building & Permitting not be supportive of the any proposed on-site sewage disposal system, the applicant at their own cost will be required to connect to the City's sanitary sewer network.
- b) As per the technical notes for this application, the proposed upgrades will result in up to 14 persons living part-time on the property. These 14 part-time residents equate to five (5) single-family equivalents (SFEs) ( $14 \text{ persons} / 3 = 4.7$ , rounded to 5) for sanitary sewer connection charges. As the property exists in the sewer connection area No. 20 - Rutland North, the sewer connection charges for this property will be \$10,500 ( $5 \text{ SFEs} \times \$2,100/\text{SFE} = \$10,500$ ) (as per BYLAW NO. 11540). All sewer connection charges must be paid to the City prior to and as a condition of allowing installation or usage of a sewer connection to this parcel, payable in accordance with the charges prescribed above.
- c) Should the applicant require connection to the City of Kelowna's sanitary sewer network, service will be provided off Morrison Rd. The 200-mm PVC sanitary main in Morrison Rd will require extension to the frontage of 1425 Morrison Rd. As per the Subdivision, Development & Servicing Bylaw No. 7900, a manhole is required at the upstream end of every sewer line.
- d) If construction is to occur in the City' right-of-way, section 4. and 5. of this memorandum will be applicable.



## **2. Domestic Water and Fire Protection**

- a) The property is located within the Black Mountain Irrigation District (BMID).
- b) Provide an adequately-sized domestic water and fire protection system complete with individual lot connections. The water system must be capable of supplying domestic and fire flow demands of the project in accordance with the Subdivision, Development & Servicing Bylaw (7900) for a residential property.
- c) Design drawings must be reviewed by BMID. Confirmation of their review must be provided to the City.

## **3. Driveway**

- a) Ensure that all driveways are compliant with the geometric standards for multi-family driveways outlined in section 4.3 of Schedule 4 of the *Subdivision, Development & Servicing Bylaw No. 7900*.

## **4. Design and Construction**

- a) Design, construction supervision and inspection of all off-site civil works and site servicing must be performed by a Consulting Civil Engineer and all such work is subject to the approval of the City Engineer. Drawings must conform to City standards and requirements.
- b) Engineering drawing submissions are to be in accordance with the City's "Engineering Drawing Submission Requirements" Policy. Please note the number of sets and drawings required for submissions.
- c) Quality Control and Assurance Plans must be provided in accordance with the Subdivision, Development & Servicing Bylaw No. 7900 (refer to Part 5 and Schedule 3).
- d) A "Consulting Engineering Confirmation Letter" (City document 'C') must be completed prior to submission of any designs.
- e) Before any construction related to the requirements of this subdivision application commences, design drawings prepared by a professional engineer must be submitted to the City's Works & Utilities Department. The design drawings must first be "Issued for Construction" by the City Engineer. On examination of design drawings, it may be determined that rights-of-way are required for current or future needs.

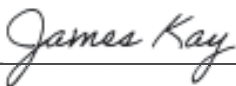
## **5. Servicing Agreement for Works and Services**

- a) A Servicing Agreement is required for all works and services on City lands in accordance with the Subdivision, Development & Servicing Bylaw No. 7900. The applicant's Engineer, prior to preparation of Servicing Agreements, must provide adequate drawings and estimates for the required works. The Servicing Agreement must be in the form as described in Schedule 2 of the bylaw.
- b) Part 3, "Security for Works and Services", of the Bylaw, describes the Bonding and Insurance requirements of the Owner. The liability limit is not to be less than \$5,000,000 and the City is to be named on the insurance policy as an additional insured.



## 6. Agricultural Land Commission

Development Engineering has no additional comments at this point in time with regard to this application, however, the Land Capability Assessment Report will be assessed at the time of development application submission when the Agricultural Land Commission agrees to the proposed activity on the subject property.

  
\_\_\_\_\_  
James Kay, P. Eng.  
Development Engineering Manager

JKH

